

# Know all Men by these Presents

That James Browning, single, and Ann Browning, single, grantors.

in consideration of One Dollar (\$1.00) <sup>of</sup> Lawrence County, Ohio, and other valuable considerations

to them <sup>in And</sup> paid by Buford F. Houck and Betty J. Houck, husband and wife, grantees, whose address is 1739 Kevin Street, Ironton, Ohio.

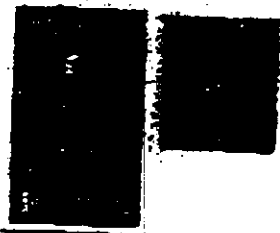
to the said Buford F. Houck and Betty J. Houck, husband and wife, for and during their joint lives, with the remainder in fee simple to the survivor of them, his or her

assigns forever, the following described ~~land~~ <sup>do hereby grant, bargain, sell and convey</sup> Estate, situate in the City of Ironton in the County of Lawrence and State of Ohio.

Being Lot Number Twenty-Four (24) in a subdivision identified as Sedgwick Meadows, continuation of Green Valley Estates, as shown on the recorded plat thereof in Plat Book 5, pages 240 and 241 of the Plat Records of Lawrence County, Ohio.

This conveyance is made subject to those certain protective covenants, easements and architectural controls as defined and set out in the plat of said subdivision and which are by reference incorporated herein and made a part hereof the same as if rewritten herein.

For the last recorded instrument through which grantors herein claim title, reference is made to Warranty Deed from Fred and Deloris I. Staton recorded September 11, 1963, in Deed Book 208 at page 359 of the Deed Records of Lawrence County, Ohio.



and all the Estate, Right, Title and Interest of the said grantor in and to said premises; ~~to him and to his heirs and assigns forever, with all the privileges and appurtenances thereunto belonging, to said grantee s, for and during their joint lives, with the remainder in fee simple to the survivor of them, his or her heirs and assigns forever~~

And the said grantors

do hereby warrant and warrant that the title so conveyed is clear, free and ~~unencumbered~~ and that they will defend the same against all lawful claims of all persons whomsoever. Save and except a certain mortgage in favor of the First Federal Savings & Loan Association dated September 9, 1963, and recorded in Mortgage Book 248 at page 457, showing a balance of \$17,459.13, which the grantors herein assume and agree to pay as part of the consideration of this conveyance

GOVERNMENT  
EXHIBIT

1

In Witness Whereof, the said James Browning, single.  
Ann Browning, single

~~James Browning and Ann Browning, of the County of Lawrence, State of Ohio, do hereby certify that the foregoing is a true and correct copy of the original instrument, and have~~  
hereunto set their hand & this 4 day of March  
in the year A. D. nineteen hundred and sixty-six (1966).  
Signed and acknowledged in presence of us:

*Margaret Browning* *James Browning*  
*James Browning*  
*Ann Browning*  
*Ann Browning*

State of Ohio, LAWRENCE County, ss.

On this 4 day of March A. D. 19 66, before me, Notary Public  
in and for said County, personally came

James Browning and Ann Browning

the grantors in the foregoing deed, and  
acknowledged the signing thereof to be their voluntary act and deed.  
Witness my official signature and seal on the day last above mentioned.

*Notary Public*  
NOTARY PUBLIC

This instrument prepared by James E. Waldo, Attorney, Ironton, Ohio.

**Warranty Deed**  
# 6538

James Browning  
Ann Browning

TO

Burford P. Houck and  
Betty J. Houck

Transferred March 7 1966

*Chas. E. Waldo*  
COUNTY CLERK

STATE OF OHIO

COUNTY OF Lawrence ss

RECEIVED FOR RECORD ON THE

7 day of March 1966

at 2:05 p.m.

and RECORDED March 9 1966

DEED BOOK 320 PAGE 957

*Ray* *J. Waldo*  
COUNTY CLERK

RECORDERS FEE \$ 2.00

TOTAL P. 83

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